

\$1,949,500 - 4217 Menlo Avenue, Los Angeles

MLS® #SB25057071

\$1,949,500

12 Bedroom, 0.00 Bathroom,
Residential Income on 0 Acres

N/A, Los Angeles,

Don't miss this very interesting one-of-a-kind opportunity in the 90037 area code. This 20,539 sq. ft. R3-zoned, street to alley multifamily lot has huge upside potential. Super low rents with approximately 50% upside. An astute investor can purchase the property for income now with the potential to build new units down the road. 8.15 GRM at Market Rents and close to a 9% CAP Rate at Market Rents.

In the Tier-3 TOC with zoning allowing for the potential construction of a three-story, 25-unit building

Prior to developing, buyers can take advantage of the desirability of owning and remodeling a much sought after property featuring bungalow units (which tenants are often willing to pay a premium rent). Residents benefit from the property's prime location with easy access to public transportation and major freeways, commuting to Downtown Los Angeles and located within 1 mile of the U.S.C. campus.

Property consists of 8 separate single-story buildings on a 20,539 sq. ft. street to alley R3 Lot. The 20,539 sq. ft. includes an approximately 5,000 sq. ft. parking area in the back (off of the alley), on which a buyer could possibly consider building ADU's. Tenants' benefit from a gated entrance front and rear



There are three large 2-bedroom units (each approximately 1,000 sq. ft.) and eight 1-bedroom units (each approximately 659 sq. ft.). Separately metered for gas and electricity

Rents are super low. Even better for Investors is the fact that three of the 1-bedroom units will be delivered vacant (all in need of work) at the close of escrow.

Each tenant has one allocated spot in the 50â€™™ by 100â€™™ gated parking lot in the back of the property.
building presents an exciting opportunity to increase rents and add value.

Located less than one block from Manual Arts High School.

Built in 1948

Essential Information

MLS® #	SB25057071
Price	\$1,949,500
Bedrooms	12
Bathrooms	0.00
Acres	0.47
Year Built	1948
Type	Residential Income
Sub-Type	Apartment
Status	Closed
Listing Agent	Michael Millea
Listing Office	Lyon Stahl Investment Real Estate, Inc.

Community Information

Address	4217 Menlo Avenue
Area	C34 - Los Angeles Southwest
Subdivision	N/A
City	Los Angeles
County	Los Angeles

Zip Code	90037
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Amenities

Parking Spaces	11
Parking	Assigned
Garages	Assigned
Pool	None

Exterior

Lot Description	Lawn, Level, Rectangular Lot, Street Level, Near Public Transit
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Interior

Fireplaces	None
# of Stories	1
Stories	One

Additional Information

Date Listed	March 14th, 2025
Days on Market	54
Zoning	LAR3
Short Sale	N
RE / Bank Owned	N

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